

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-4150
Number

DATE: 8/15/91

49100454 ✓

DESCRIPTION	QTY	PRICE
PUBLIC HEARING FEES		
100 SPECIAL HEARING (1RL)	1	\$35.00
TOTAL:		\$35.00

LAST NAME OF OWNER: TROMBERO

044048009WICHRC \$35.00
6040233PMD6-11-91

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-4150
Number

DATE: 9-1-95

111-495

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Harry L. Chase, Esq.

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
26th day of June, 1991.

Received By:
Arnold Jablon
DIRECTOR

Received By:
James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Helen Trombero
Petitioner's Attorney: Harry L. Chase

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 8/15/91

COPY

Helen Trombero
1822 Elk Road
Baltimore, Maryland 21210

RE:
Case Number: 91-495-SPH
W/S Elk Road, 1079' (1/2-) W of Middleborough Road
1822 Elk Road
15th Election District - 5th Councilmanic
Petitioner(s): Helen Trombero
HEARING: THURSDAY, AUGUST 22, 1991 at 11:30 a.m.

Dear Petitioner(s):

Please be advised that \$ 83.29 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

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ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Harry L. Chase, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: JUNE 27, 1991

COPY

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 116 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-495-SPH
W/S Elk Road, 1079' (1/2-) W of Middleborough Road
1822 Elk Road
15th Election District - 5th Councilmanic
Petitioner(s): Helen Trombero
HEARING: THURSDAY, AUGUST 22, 1991 at 11:30 a.m.

Special Hearing to permit an existing garage located in the rear yard and larger than the principal dwelling to contain two guest rooms and a residential garage use.

Zoning Commissioner of
Baltimore County

cc: Helen Trombero
Harry L. Chase, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: July 23, 1991

Harry L. Chase, Esquire
Chase & Chase
1190 W. Northern Parkway
Suite 124
Baltimore, MD 21210

RE: Item No. 484, Case No. 91-495-SPH
Petitioner: Helen Trombero
Petition for Special Hearing

Dear Mr. Trombero:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mrs. Helen Trombero
1822 Elk Road
Baltimore, MD 21221

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: July 17, 1991

TO: Mr. J. Robert Haines
Zoning Commissioner

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: June 25, 1991

This office has no comments for items number 463, 464, 465, 471, 478, 480, 481, 483, 484, 485, 486, 487, 488 and 489.

Rahee J. Famili
Traffic Engineer II

RJF/lvd

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(410) 887-1500

DATE: JUNE 21, 1991

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

PE: Property Owner: HELEN TROMBERO
Location: #1822 ELK ROAD
Item No.: 484 Zoning Agenda: JUNE 25, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

Rec'd 6/25/91

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: July 9, 1991

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for June 25, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 463, 464, 465, 471, 478, 480, 484, 485, 487, 488, 489.

For Items 476 and 490, the previous County Review Group Meeting Comments still apply.

For Items 481, 482 and 486, County Review Group Meetings may be required.

For Item 481, Cockeysville Road is an existing road, and no further improvements are required at this time.

In addition, entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

Also, prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services (887-3321).

For Item 482, Hammonds Ferry Road and Second Avenue are existing roads, and no further improvements are requested at this time.

However, prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services (887-3321).

For Item 486, Pulaski Highway (U.S. Route 40) is a State Road and any improvements, including entrances, are subject to requirements and approval of the State Highway Administration.

91-495-SPH
Aug 22

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: July 31, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Helen Trombero, Item No. 484

In reference to the petitioner's request, this office offers the following comments.

Staff visited the subject property on July 25, 1991, as a part of our review of the applicant's request, and found the community along the Hopkins Creek is generally characterized by well-maintained lots improved with homes, piers, and accessory structures. Some homes and accessory structures, however, suffer to some degree from deferred maintenance.

The petitioner's parcel is currently improved with a one-story, single-family dwelling. An existing garage on the lot was recently renovated in an attractive manner. According to the petitioner, the renovated garage shares the same foundation as the former one. In the opinion of staff, the garage building is compatible with other large accessory structures prevalent in this waterfront community.

An inspection of the garage's interior revealed three partitioned rooms and a bathroom. The applicant pointed out that these rooms would primarily be used for changing clothes, as the property is located on the water and guests take part in the available waterfront recreational activities.

Staff supports the petitioner's request conditioned upon the following:

- 1) Use of the rooms within the garage shall be limited to storage, changing of clothes, and short duration overnight visits, and
- 2) No permanent habitation shall be permitted, whatsoever.

Rec'd 8/1/91 jw

Arnold Jablon
July 31, 1991
Page 2

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM484/ZAC1

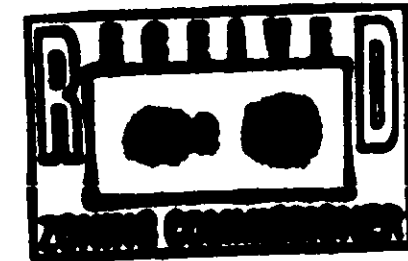
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines
Zoning Commissioner

DATE: August 20, 1991

FROM: Mr. J. James Dieter, Director

SUBJECT: Petition for Zoning Variance - Item 484
Trombero Property
Chesapeake Bay Critical Area Findings



SITE LOCATION

The subject property is located at 1822 Elk Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Ms. Helen Trombero

APPLICANT PROPOSAL

The applicant has requested a Special Hearing to permit an existing garage located in the rear yard, and larger than the principal dwelling, to contain two guest rooms and a residential garage.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.10.01.0>

Memo to Mr. J. Robert Haines
August 20, 1991
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Sec. 22-213(a)>.

Finding: This garage is located approximately 170 feet from the tidal waters of Hopkins Creek. No disturbance of the shoreline buffer shall occur.

2. Regulation: "No dredging, filling, or construction in any wetland shall be permitted. Any wetland must be adequately protected from contamination" <Baltimore County Code Sec. 22-98>

Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site.

3. Regulation: "If a parcel or lot one-half acre or less in size was in residential use or zoned for residential purposes on or before December 1, 1985, then man-made impervious surfaces associated with that use are limited to 25% of the parcel or lot" <Section 22-217(e)>.

Finding: This project does not propose any new impervious surfaces. The existing garage is a previously permitted structure. The sum of impervious surfaces is presently 26% of the lot, therefore, no additional impervious surfaces shall be permitted.

4. Regulation: "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland of at least 15%" <COMAR 14.15.02.04 C.(5)>.

Finding: The following plant material shall be selected from the enclosed list and planted in addition to existing vegetation to provide a 15% forested cover.

Shrub and small tree list: 3 items - ball and burlap or 2 gallon container size

Tree list: 1 item - minimum 4 foot size

Trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of storm water and efficiently remove nitrogen from subsurface flows of groundwater. Trees also act as both a barrier and a sponge, blocking and absorbing eroding soils and the phosphorous associated with them.

Memo to Mr. J. R. Haines
August 20, 1991
Page 3

5. Regulation: "The stormwater management system shall be designed so that:

(1) Development will not cause downstream property, watercourses, channels or conduits to receive stormwater runoff at a higher rate than would have resulted from a ten year frequency storm if the land had remained in its predevelopment state;

(2) Infiltration of water is maximized throughout the site, rather than directing flow to single discharge points; and

(3) Storm drain discharge points are decentralized to simulate the predevelopment hydrologic regime.

(4) There is sufficient storage capacity to achieve water quality goals of COMAR 14.15 and to eliminate all runoff caused by the development, in excess of that which would have come from the site if it were in its predevelopment state" <Baltimore County Code, Section 22-217(h)>.

Findings: In order to comply with the above regulation, the applicant agrees that rooftop runoff shall be directed through downspouts and into Dutch drains or seepage pits (see attached drainage information sheet). This will encourage maximum infiltration of stormwater and decrease the amount of runoff leaving the site.

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal does comply with Chesapeake Bay Critical Area Regulations, and is therefore approved. If there are any questions, please contact Mr. David C. Flowers at 887-2904.

J. James Dieter, Director

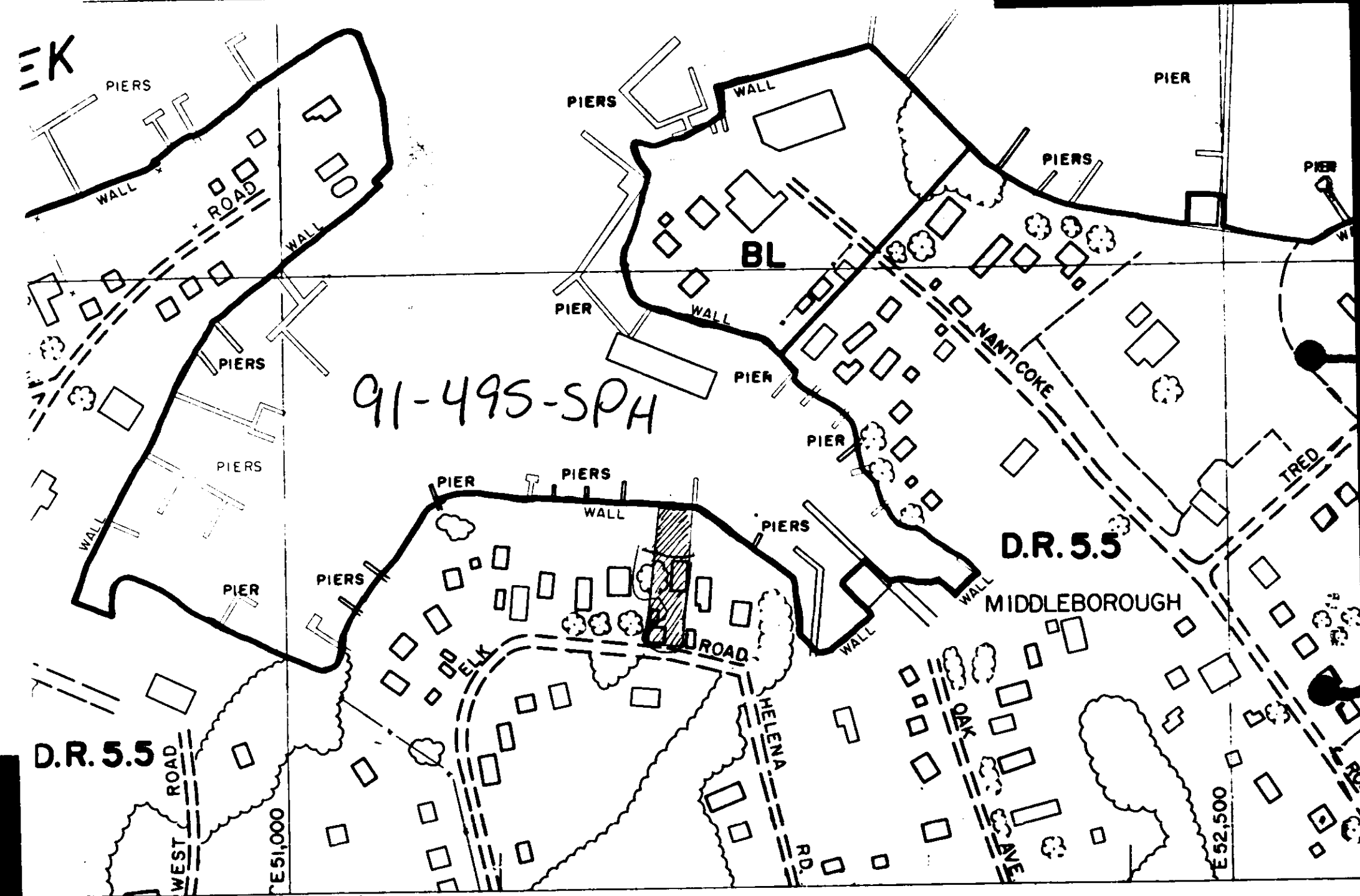
JJD:DCF:ju
Attachment

cc: The Honorable Vincent Gardina
The Honorable Donald Mason
Mr. Ronald B. Hickernell
Ms. Helen Trombero
Mr. Harry L. Chase

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Robert Trombero	1811 ELK RD
Helen Trombero	1822 ELK RD
William M. Chase	12 WALKER AVE PICOCA, MD 21078



BALTIMORE COUNTY
PLANNING AND ZONING

CRITICAL AREA #484

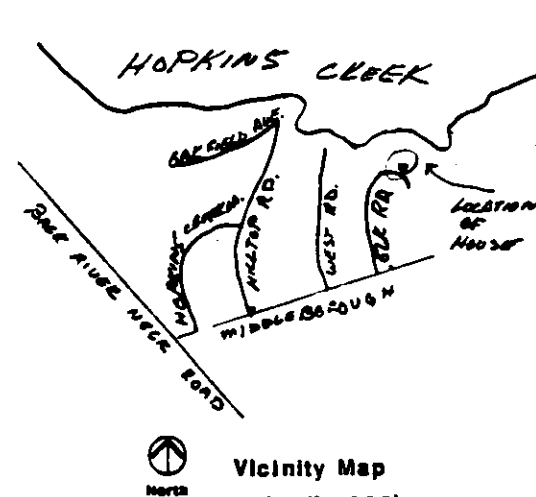
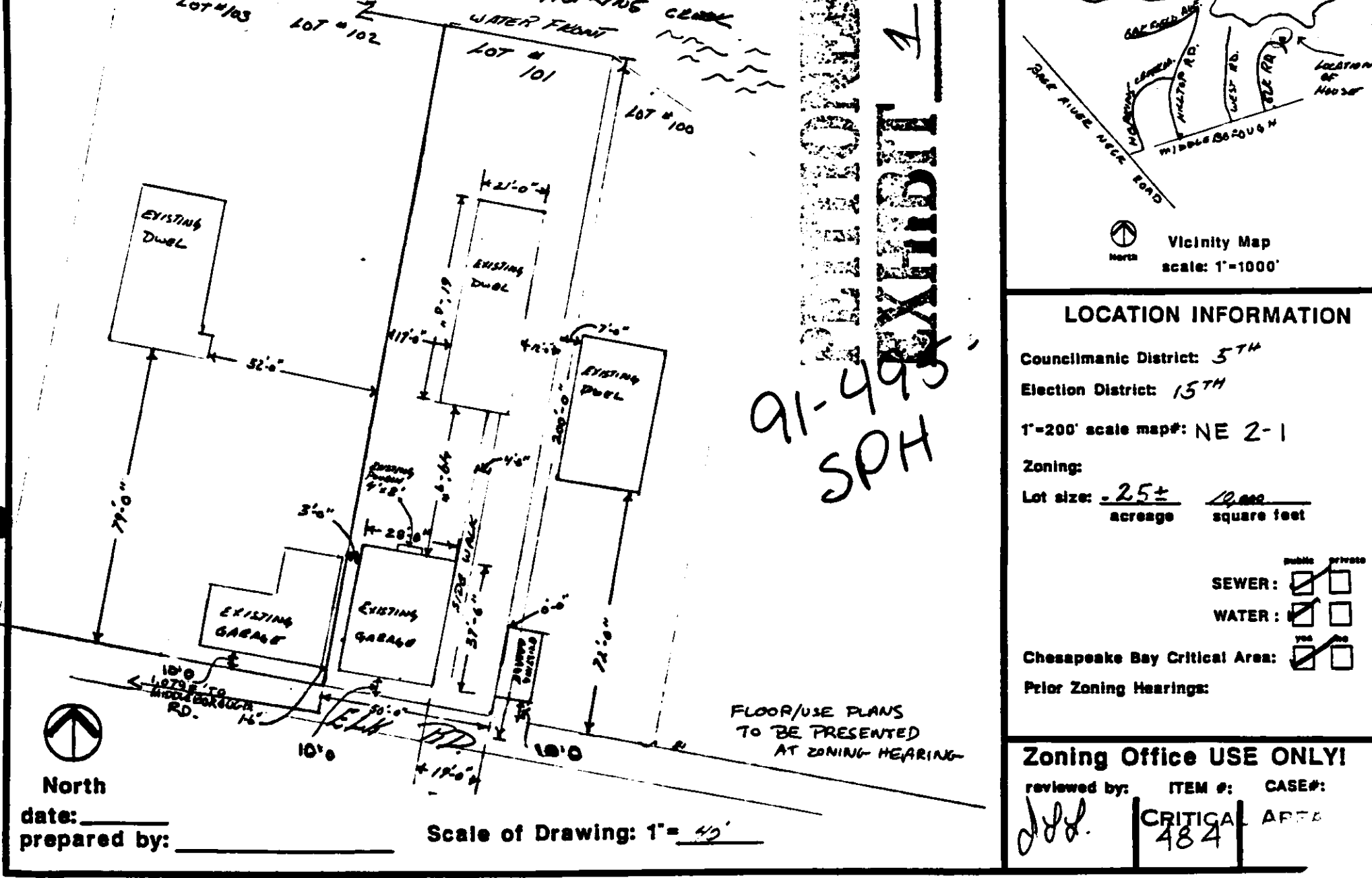
Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing

PROPERTY ADDRESS: 1822 ELK RD

Subdivision name: MIDDLEBOROUGH

plat book # 11, lot # 101 section #

OWNER: HELEN TROMBERO



LOCATION INFORMATION

Councilmanic District: 5TH

Election District: 15TH

1"=200' scale map: NE 2-1

Zoning: 25+

Lot size: 25+ acres

SEWER: ☒

WATER: ☒

Chesapeake Bay Critical Area: ☒

Prior Zoning Hearings: ☒

Zoning Office USE ONLY

reviewed by: ITEM #: CASE#

484

PETITIONER'S EXHIBIT # 2

PETITIONER'S EXHIBIT # 3

